

Sinclair  Hammelton

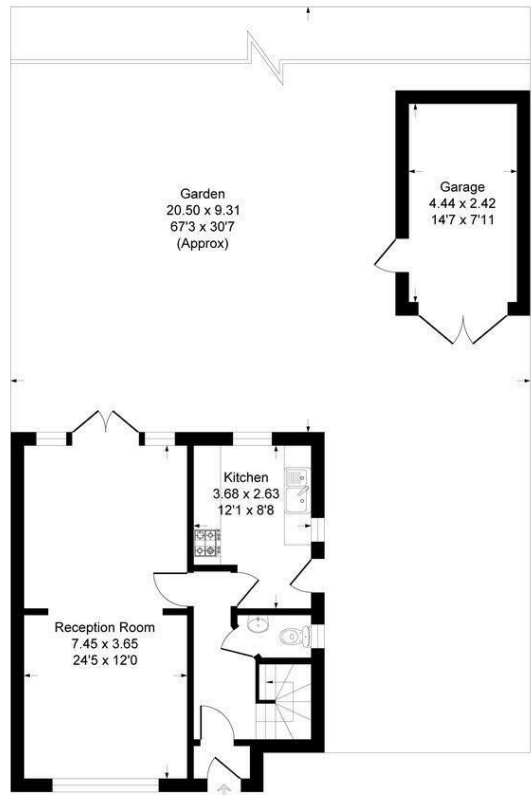
OFFERS IN EXCESS OF

**£700,000**

**Fairway**

Orpington, BR5 1EE

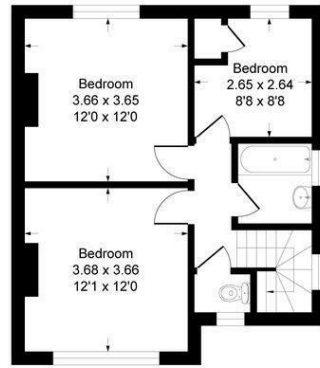
EPC RATING: D COUNCIL TAX BAND: F



Ground Floor

### Fairway, BR5 1EE

Approximate Gross Internal Area  
 92.2 sq m / 993 sq ft  
 Garage = 10.7 sq m / 116 sq ft  
 Total = 102.9 sq m / 1109 sq ft



First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.  
 Produced By Planpix

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**

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 Kent  
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**OFFICE DETAILS**

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